

NEWFIELDS PLANNING BOARD MEETING
June 15, 2006

Attendance: William Meserve, Elliot Alexander, and Selectmen's Representative Janet Smith. Absent from the meeting were Town Planner Reuben Hull, Mike Price, John Hayden and Mike Todd.

Chairman William Meserve called the meeting to order at 7:05pm.

Williams Self Storage -16 Swamscott Street

Reuben sent correspondence regarding the proposed modifications to the site plan of 16 Swamscott Street. The owners are interested in adding an open outside storage area to be used for the storage of items such as boats and recreational vehicles. The Board would like the applicant to submit a formal site plan review.

Rockingham Land Trust-Cole Property-Map 213 Lot 7

Bill Doucet of Doucet Survey presented the proposed 2-lot subdivision on behalf of the Rockingham Land Trust and the Ruth B. Cole Trust of 2005. The total acreage of the parcel is 71 acres. The proposal is to subdivide the existing house with two acres. The remaining lot would be 69 acres. Bill informed us that the State Subdivision approval has been received from NHDES. The lot meets the frontage and size requirements. The applicant is looking to get approval for this plan tonight, so that the Rockingham Land Trust can go forward with selling the existing house and purchasing the remaining land for conservation. Funding for the land protection is contingent upon the plan approval.

The applicant is requesting two waivers which Reuben addressed in his review letter dated June 15, 2006. The first waiver is for topographic and soil data. This information is not necessary for the backland because it will remain undeveloped. The second waiver is for the plan scale. The submitted plan does not meet the regulation but adequately represents the overall proposed subdivision.

Brian Hart mentioned that the Rockingham Land Trust has a buyer for the house and 2 acres and they will probably close sometime in July if the plan is approved tonight. The RLT is currently in negotiations with the Town on the conservation easements which should be in place by the end of the year. Also, the RLT received a farmland conservation grant for the purchase. The sale of the house is contingent on the subdivision approval.

A motion was made by Elliot and seconded by Janet Smith to accept the subdivision plan. The motion carried and all were in favor.

A motion was made by Elliot and seconded by Janet to grant the waiver for topographic and soil data. The motion carried and all were in favor.

A motion was made by Elliot and seconded by Janet to grant the waiver for the plan scale. The motion carried and all were in favor.

A motion was made by Elliot and seconded by Janet to approve the subdivision upon the following conditions as stated in Reuben Hull's correspondence of June 15, 2006:

- Add the Aquifer Protection District to the plan
- Add the NHDES Subdivision Approval number to the plan
- Add the current land owner's signature to the plan
- Provide an electronic copy of the plan to the Town of Newfields
- Payment of subdivision review fees of \$200.00
- Submission of a check for \$32.00 for recording fees. The check is to be submitted to the Town and made payable to "Rockingham County Registry of Deeds".

Robert Gosselin, 18 Finn Ave-Map 204 Lot 38

Bob explained to the Board that he contacted Doris Wiggin of the NH Department of Environmental Services about his wetlands. In her opinion, a small retaining wall would have little or no impact on the wetlands. The wall would serve as a divider between the wetlands and the buffer. Bob feels the Board should grant him a permit now that he has provided this additional information. Bill Meserve explained that the Planning Board procedures would require that the abutters be re-noticed. He also suggested that Bob get something in writing from Doris Wiggin if he plans to come before the Board again.

Alison explained that the Conservation Commission voted unanimously to support Mr. Gosselin's application to put in a rock wall in the buffer area around his wetlands. It was the Conservation Commission's opinion that it would not be a detrimental impact on the wetlands. They recommended using a siltation barrier to help protect the wetlands from any type of chemical runoff from the lawn that currently exists.

Simon Heslop was introduced to the Board. He may be interested in serving on the Planning Board as an alternate member.

A motion was made and seconded to adjourn at 8:00pm.

The next meeting will be Thursday July 20, 2006 at 7:00pm.

Respectfully submitted,
Sue McKinnon